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First Security Bank

IDAHO CONSTRUCTION REPORT

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HARVEY FRAZIER — GRAPHICS

VOLUME 32 OCTOBER 1985 NUMBER 10

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

OCTOBER 1985

New building permits for both residential and nonresidential construction recorded substantial gains in October. Over the past month, the 0.75 percent reduction in conventional mortgage rates to near 11-5/8 percent should help firm residential construction and mortgage demand. For the first ten months of 1985, nonresidential valuation in Idaho increased 88 percent over a year ago. Continued strength in nonresidential construction was evident in October, with large projects started for northern, southwestern and eastern Idaho.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in October was $59,603,113, or 33.5 percent above 1984. NEW RESIDENTIAL CONSTRUCTION for 532 new dwelling units totalled $20,464,337, an increase of 29.8 percent in number and a decrease of 1.7 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $26,695,675 was up 87.9 percent from last year, while ALTERATIONS AND REPAIRS totalling $12,443,101 were up 29.2 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1985 from 1984	
	OCTOBER	10 MONTHS	OCT.	10 MOS.
NUMBER OF NEW DWELLING UNITS	532	4,045	+ 29.8	- 5.2
VALUE (dollars)				
Residential	$ 20,464,337	$ 180,467,014	- 1.7	- 0.4
Nonresidential	26,695,675	214,508,702	+ 87.9	+ 81.5
Alterations & Repairs	12,443,101	100,726,712	+ 29.2	+ 2.0
TOTAL CONSTRUCTION VALUE	$ 59,603,113	$ 495,702,428	+ 33.5	+ 24.5

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — OCTOBER 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	3,800	$3,800
Coeur d'Alene	9	25	357,831	4,100,000	83,190	4,541,021
Kootenai County Un	41	85	1,339,664	610,373	146,148	2,096,185
Craigmont	0	2	0	0	2,000	2,000
Grangeville	1	12	4,000	0	42,870	46,870
Lewiston	7	76	230,228	59,245	178,610	468,083
Nez Perce Co Un	1	8	58,000	7,324,897	107,000	7,489,897
Moscow	50	25	1,037,000	7,500	763,665	1,808,165
Latah County Un	0	6	0	0	32,700	32,700
Orofino	1	7	24,000	3,000	21,500	48,500
Osburn	0	1	0	0	2,381	2,381
Sandpoint	2	23	90,000	295,000	49,700	434,700
St. Maries	1	11	15,000	0	33,668	48,668
Benewah County Un	6	17	146,500	65,100	14,000	225,600
TOTAL NORTHERN	119	300	3,302,223	12,465,115	1,481,232	17,248,570
Boise City	170	1,111	6,550,254	2,425,897	5,037,952	14,014,103
Meridian	11	21	318,020	85,860	28,860	432,740
Ada County Un	46	121	2,457,839	141,151	454,147	3,053,137
Caldwell	6	27	229,000	167,580	308,671	705,251
Canyon County Un	26	45	991,500	154,700	22,000	1,168,200
Nampa	7	29	302,760	1,077,968	113,672	1,494,400
Emmett	3	30	106,848	0	110,676	217,524
Gooding	0	3	0	0	18,700	18,700
Hailey	0	2	0	0	17,800	17,800
Ketchum	0	10	0	0	172,449	172,449
Sun Valley	2	18	256,000	0	2,243,100	2,499,100
Blaine County Un	6	17	688,800	88,000	65,650	842,450
Jerome	0	9	0	0	19,100	19,100
Mountain Home	0	13	0	592,445	94,290	686,735
Payette	0	2	0	0	21,000	21,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	12	42	554,516	733,088	890,524	2,178,128
Twin Falls Co Un	1	2	55,000	0	28,000	83,000
Weiser	0	11	0	0	30,154	30,154
TOTAL SOUTHWESTERN	290	1,513	12,510,537	5,466,689	9,676,745	27,653,971
Blackfoot	2	10	65,000	344,000	9,800	418,800
Bingham County Un	14	21	446,400	234,100	18,000	698,500
Idaho Falls	60	58	2,324,530	3,896,248	713,678	6,934,456
Ammon	1	5	67,000	4,000	9,800	80,800
Bonneville Co Un	8	16	216,000	184,000	3,500	403,500
Rexburg	0	1	0	3,224,248	0	3,224,248
Rigby	1	2	60,000	0	4,000	64,000
Jefferson Co Un	5	31	273,000	139,900	35,100	448,000
Salmon	0	4	0	4,000	8,800	12,800
Lemhi County Un	0	4	0	22,000	20,700	42,700
St. Anthony	0	3	0	5,800	5,000	10,800
TOTAL EASTERN	91	155	3,451,930	8,058,296	828,378	12,338,604
American Falls	3	6	91,200	40,000	9,500	140,700
Power County Un	2	5	76,500	215,000	20,200	311,700
Burley	2	4	77,410	59,500	0	136,910
Chubbuck	5	11	224,237	38,860	6,700	269,797
Montpelier	0	2	0	0	1,000	1,000
Pocatello	6	95	349,000	282,000	315,754	946,754
Bannock County Un	5	10	138,000	7,800	10,000	155,800
Preston			NO REPORT RECEIVED			0
Franklin County Un	1	1	50,000	0	0	50,000
Rupert	0	13	0	57,081	25,580	82,661
Minidoka County Un	7	18	133,300	5,184	65,012	203,496
Soda Springs	1	3	60,000	150	3,000	63,150
TOTAL SOUTHEASTERN	32	168	1,199,647	705,575	456,746	2,361,968
TOTAL 56 LOCATIONS	532	2,136	20,464,337	26,695,675	12,443,101	59,603,113

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	30	104,500	268,750	110,650	$483,900
Coeur d'Alene	128	276	5,322,696	33,184,162	3,337,241	41,844,099
Kootenai County Un	340	737	14,981,186	3,979,532	2,212,525	21,173,243
Craigmont	0	11	0	0	45,266	45,266
Grangeville	3	81	54,670	9,400	350,313	414,383
Lewiston	203	822	7,243,677	3,512,895	2,800,378	13,556,950
Nez Perce Co Un	30	82	798,000	7,677,851	750,470	9,226,321
Moscow	90	241	2,818,037	601,950	4,990,119	8,410,106
Latah County Un	25	60	636,943	17,250	210,800	864,993
Orofino	4	109	117,607	418,604	486,113	1,022,324
Osburn	0	28	0	31,716	63,217	94,933
Sandpoint	12	110	599,200	480,100	877,575	1,956,875
St. Maries	17	85	247,440	93,500	234,130	575,070
Benewah County Un	26	63	811,000	155,200	47,600	1,013,800
TOTAL NORTHERN	881	2,735	33,734,956	50,430,910	16,516,397	100,682,263
Boise City	1,115	8,103	45,769,068	19,624,485	41,087,043	106,480,596
Meridian	158	273	6,831,795	515,982	386,990	7,734,767
Ada County Un	405	879	20,918,415	12,980,522	5,246,332	39,145,269
Caldwell	34	177	1,281,924	1,421,296	1,325,885	4,029,105
Canyon County Un	226	404	8,043,250	3,107,710	634,710	11,785,670
Nampa	73	395	2,347,345	9,004,818	4,697,033	16,049,196
Emmett	9	283	513,901	483,498	1,025,882	2,023,281
Gooding	2	37	125,000	162,180	107,350	394,530
Hailey	8	45	559,199	159,496	728,291	1,446,986
Ketchum	23	68	3,718,710	2,674,140	650,905	7,043,755
Sun Valley	10	82	4,110,000	169,000	3,739,600	8,018,600
Blaine County Un	56	119	8,047,091	2,141,439	1,095,763	11,284,293
Jerome	2	74	36,000	67,500	521,008	624,508
Mountain Home	39	167	1,769,620	1,663,745	616,086	4,049,451
Payette	12	43	348,000	275,100	204,500	827,600
Shoshone	0	4	0	0	11,000	11,000
Twin Falls City	99	370	4,850,399	6,610,496	4,276,800	15,737,695
Twin Falls Co Un	12	37	888,000	30,000	350,700	1,268,700
Weiser	5	131	125,900	112,345	299,767	538,012
TOTAL SOUTHWESTERN	2,288	11,691	110,283,617	61,203,752	67,005,645	238,493,014
Blackfoot	6	81	332,000	893,800	1,714,529	2,940,329
Bingham County Un	107	182	3,237,226	1,501,509	685,032	5,423,767
Idaho Falls	260	479	13,378,727	34,880,240	3,282,466	51,541,433
Ammon	10	33	707,865	78,951	193,600	980,416
Bonneville Co Un	100	251	3,506,910	44,942,829	386,178	48,835,917
Rexburg	8	63	529,000	5,388,198	869,650	6,786,848
Rigby	5	17	201,300	0	49,150	250,450
Jefferson Co Un	99	248	2,548,178	2,338,367	628,018	5,514,563
Salmon	2	44	42,000	4,000	395,250	441,250
Lemhi County Un	15	77	435,500	54,000	265,882	755,382
St. Anthony	1	18	5,000	46,200	1,187,000	1,238,200
TOTAL EASTERN	613	1,493	24,923,706	90,128,094	9,656,755	124,708,555
American Falls	20	61	497,738	365,565	115,790	979,093
Power County Un	16	38	872,500	1,096,949	166,570	2,136,019
Burley	9	50	572,325	3,356,104	421,632	4,350,061
Chubbuck	39	75	1,471,731	418,920	99,050	1,989,701
Montpelier	0	48	0	0	142,550	142,550
Pocatello	84	682	4,473,632	2,461,281	3,311,248	10,246,161
Bannock County Un	42	75	2,023,425	161,661	367,285	2,552,371
Preston	0	0	0	0	0	0
Franklin County Un	8	13	327,000	170,000	0	497,000
Rupert	5	103	54,500	4,139,894	949,953	5,144,347
Minidoka County Un	36	90	933,534	338,819	1,866,540	3,138,893
Soda Springs	4	46	298,350	236,753	107,297	642,400
TOTAL SOUTHEASTERN	263	1,281	11,524,735	12,745,946	7,547,915	31,818,596
TOTAL 56 LOCATIONS	4,045	17,200	180,467,014	214,508,702	100,726,712	495,702,428

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry		NO PERMITS ISSUED IN OCTOBER				$0
Coeur d'Alene	8	34	534,531	1,928,032	85,015	2,547,578
Kootenai County Un	47	95	1,851,449	391,162	86,032	2,328,643
Craigmont	0	1	0	0	2,000	2,000
Grangeville	0	5	0	200	4,700	4,900
Lewiston	9	93	292,907	497,488	318,058	1,108,453
Nez Perce County Un	4	8	113,500	18,000	70,800	202,300
Moscow	8	34	400,000	152,000	110,997	662,997
Latah County Un	3	9	150,856	11,000	7,100	168,956
Orofino	2	12	119,938	0	39,418	159,356
Osburn		NO PERMITS ISSUED IN OCTOBER				0
Sandpoint	0	7	0	829,000	71,100	900,100
St. Maries	6	9	64,000	6,500	5,736	76,236
Benewah County Un	4	9	165,000	32,000	22,000	219,000
TOTAL NORTHERN	91	316	3,692,181	3,865,382	822,956	8,380,519
Boise City	62	1,085	3,684,970	1,266,729	4,253,323	9,205,022
Meridian	19	30	732,512	179,700	38,136	950,348
Ada County Un	57	143	2,263,582	78,616	500,701	2,842,899
Caldwell	5	16	253,556	7,000	65,090	325,646
Canyon County Un	25	50	1,128,500	128,300	200,400	1,457,200
Nampa	8	17	222,600	3,030,000	68,000	3,320,600
Emmett	3	43	220,895	19,504	139,545	379,944
Gooding	0	5	0	53,000	3,000	56,000
Hailey	1	6	61,000	50,000	11,020	122,020
Ketchum	0	11	0	0	274,700	274,700
Sun Valley	1	6	165,000	0	650,000	815,000
Blaine County Un	11	14	2,594,000	87,000	110,200	2,791,200
Jerome	1	5	45,245	0	1,700	46,945
Mountain Home	0	10	0	0	126,051	126,051
Payette	0	5	0	0	17,800	17,800
Shoshone	2	3	52,000	0	45	52,045
Twin Falls City	9	43	470,612	1,538,965	607,349	2,616,926
Twin Falls Co Un	1	5	370,000	0	9,000	379,000
Weiser	0	7	0	0	12,233	12,233
TOTAL SOUTHWESTERN	205	1,504	12,264,472	6,438,814	7,088,293	25,791,579
Blackfoot	1	8	55,000	0	55,800	110,800
Bingham County Un	13	29	683,208	0	343,008	1,026,216
Idaho Falls	35	56	1,608,060	2,420,062	144,629	4,172,751
Ammon	1	6	59,490	425,513	3,847	488,850
Bonneville Co Un	6	30	264,100	438,874	122,300	825,274
Rexburg	4	8	295,000	0	175,300	470,300
Rigby	0	2	0	25,000	0	25,000
Jefferson Co Un	20	53	535,050	136,120	45,150	716,320
Salmon	0	4	0	0	98,200	98,200
Lemhi County Un	5	14	215,000	20,000	45,000	280,000
St. Anthony	0	7	0	0	34,000	34,000
TOTAL EASTERN	85	217	3,714,908	3,465,569	1,067,234	8,247,711
American Falls	1	6	8,000	12,310	0	20,310
Power County Un	3	7	157,000	47,000	30,000	234,000
Burley	0	5	0	0	67,500	67,500
Chubbuck	5	10	227,757	0	42,500	270,257
Montpelier	0	5	0	25,000	950	25,950
Pocatello	8	53	342,100	234,611	205,065	781,776
Bannock County Un	6	10	109,077	76,450	10,500	196,027
Preston		NO PERMITS ISSUED IN OCTOBER				0
Franklin County Un		NO PERMITS ISSUED IN OCTOBER				0
Rupert	2	8	45,400	5,424	36,558	87,382
Minidoka County Un	4	20	260,921	37,480	250,997	549,398
Soda Springs	0	3	0	450	7,700	8,150
TOTAL SOUTHEASTERN	29	127	1,150,255	438,725	651,770	2,240,750
TOTAL 56 LOCATIONS	410	2,164	20,821,816	14,208,490	9,630,253	44,660,559

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS TEN MONTHS CUMULATIVE 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	20	0	3,000	250,361	$253,361
Coeur d'Alene	140	276	5,469,842	9,015,103	2,485,397	16,970,342
Kootenai County Un	364	763	14,258,412	5,299,514	1,947,225	21,505,151
Craigmont	1	8	55,000	450	18,800	74,250
Grangeville	0	74	3,800	392,050	539,980	935,830
Lewiston	84	825	3,216,025	2,988,113	3,026,320	9,230,458
Nez Perce County Un	71	169	1,995,204	1,329,183	231,550	3,555,937
Moscow	143	261	4,505,580	2,606,100	1,376,804	8,488,484
Latah County Un	29	114	1,720,915	1,563,771	264,147	3,548,833
Orofino	7	115	255,708	320,000	413,132	988,840
Osburn	0	39	0	84,292	232,928	317,220
Sandpoint	45	117	1,065,000	1,680,000	947,814	3,692,814
St. Maries	18	69	279,100	736,695	200,262	1,216,057
Benewah County Un	23	46	855,000	159,900	201,700	1,216,600
TOTAL NORTHERN	925	2,896	33,679,586	26,178,171	12,136,420	71,994,177
Boise City	915	9,511	41,535,525	11,056,021	37,534,812	90,126,358
Meridian	166	282	7,162,792	2,224,730	590,204	9,977,726
Ada County Un	568	1,078	23,140,700	11,024,208	4,669,235	38,834,143
Caldwell	55	158	1,993,699	2,271,773	2,807,617	7,073,089
Canyon County Un	249	443	8,877,500	3,403,580	1,531,500	13,812,580
Nampa	55	204	1,752,526	9,333,430	7,109,427	18,195,383
Emmett	15	173	1,059,236	1,082,602	880,541	3,022,379
Gooding	3	40	194,000	662,990	240,268	1,097,258
Hailey	23	85	1,483,255	1,517,686	363,749	3,364,690
Ketchum	50	83	3,214,305	1,313,343	867,965	5,395,613
Sun Valley	26	127	3,973,000	45,000	3,117,880	7,135,880
Blaine County Un	67	128	9,003,790	2,865,977	942,191	12,811,958
Jerome	8	78	322,688	386,874	233,640	943,202
Mountain Home	42	176	1,452,140	2,775,302	1,115,553	5,342,995
Payette	11	56	246,950	71,412	87,783	406,145
Shoshone	2	13	52,000	5,000	43,345	100,345
Twin Falls City	91	371	5,440,535	6,915,111	4,377,998	16,733,644
Twin Falls Co Un	8	57	2,171,000	173,000	735,200	3,079,200
Weiser	6	107	65,285	294,634	513,514	873,433
TOTAL SOUTHWESTERN	2,360	13,170	113,140,926	57,422,673	67,762,422	238,326,021
Blackfoot	8	69	258,900	463,840	310,594	1,033,334
Bingham County Un	109	227	3,443,375	3,711,092	1,826,630	8,981,097
Idaho Falls	181	458	8,765,780	11,865,626	3,363,612	23,995,018
Ammon	11	45	705,740	753,513	105,044	1,564,297
Bonneville Co Un	109	268	3,518,520	4,585,816	1,042,050	9,146,386
Rexburg	27	60	996,000	1,982,800	994,500	3,973,300
Rigby	10	17	128,000	76,000	59,675	263,675
Jefferson Co Un	106	242	2,420,089	1,497,955	919,125	4,837,169
Salmon	4	59	31,315	206,000	327,205	564,520
Lemhi County Un	22	87	452,405	137,600	246,226	836,231
St. Anthony	0	23	0	20,700	233,900	254,600
TOTAL EASTERN	587	1,555	20,720,124	25,300,942	9,428,561	55,449,627
American Falls	19	63	428,480	232,370	89,688	750,538
Power County Un	14	65	527,400	392,496	179,989	1,099,885
Burley	6	44	259,075	558,000	357,944	1,175,019
Chubbuck	106	78	3,298,716	508,658	411,598	4,218,972
Montpelier	1	42	34,056	448,000	76,669	558,725
Pocatello	122	610	5,168,362	3,901,464	4,436,350	13,506,176
Bannock County Un	45	97	1,663,534	1,927,879	108,764	3,700,177
Preston	2	15	100,000	190,000	83,400	373,400
Franklin County Un	10	11	436,000	120,000	0	556,000
Rupert	12	93	203,736	78,942	794,103	1,076,781
Minidoka County Un	52	127	1,439,962	850,771	1,638,110	3,928,843
Soda Springs	4	49	180,800	78,650	1,237,081	1,496,531
TOTAL SOUTHEASTERN	393	1,294	13,740,121	9,287,230	9,413,696	32,441,047
TOTAL 56 LOCATIONS	4,265	18,915	181,280,757	118,189,016	98,741,099	398,210,872

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